

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Belsay Chase Chirnside Park VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,250

Property type

Unit

Suburb

Chirnside Park

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5/39 Karingal Street Croydon North VIC 3136	\$660,000	11-Jul-20
1A Coombah Court Mooroolbark VIC 3138	\$630,000	08-Jul-20
10 Gary Court Croydon VIC 3136	\$617,000	21-Oct-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 October 2020



5/39 Karingal Street Croydon North VIC 3136

3 2 2

Sold Price \$660,000

Sold Date 11-Jul-20

Distance 1.65km



1A Coombah Court Mooroolbark VIC 3138

3 2 2

Sold Price

^{RS} **\$630,000**

Sold Date 08-Jul-20

Distance 1.69km



10 Gary Court Croydon VIC 3136

3 1 2

Sold Price

^{RS} **\$617,000**

Sold Date 21-Oct-20

Distance 1.84km

RS = Recent sale

UN = Undisclosed Sale

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